

Documentation for Finding of No Adverse Effect

Description of the Undertaking

The proposed undertaking is to build a freeway connecting Interstate 90 to US 395 and State Route 2 along a corridor on the eastern boundary of the City of Spokane, Washington (see Exhibit 1). Two alternatives have been proposed: The Market/Greene Street corridor and the Havana Street corridor. Both alternatives have north/south options. Interchanges occur along both routes, with major interchanges at the junctions of State Route 2 and US 395. The project right-of-way is from 200 feet to 400 feet wide where there are no interchanges, with larger, irregularly shaped areas at the interchanges.

The Market/Greene Street Alternative runs north from I-90 approximately one-quarter mile west of the Thor/Freya Street interchange, paralleling Greene Street which joins Market Street, to Wellesley Avenue, where it veers slightly east through the rail yards, west of the Tosco Tank farm and east of United Retail Merchants. The south option then makes a sweeping western turn passing south of the Bonneville Power Administration's (BPA) Bell Substation and continues northwest. The south option of this alternative parallels Nevada Street between Hawthorne Road and State Route 2, then turns north passing through the west side of Pine Acres Golf Course before crossing US 395 and paralleling it on the west side as far as the Little Spokane River.

The north option of the Market/Greene Streets Alternative splits approximately halfway between Gerlach Road and Fairview Road, running north until the intersection of Hawthorne Road and Market Street where it veers north-northwest, passes the southwest corner of a trailer park, and continues to the west. The north option crosses State Route 2 south of the intersection of State Route 2 and Farwell Road, passes through the intersection of Hastings and Farwell roads, then veers north and crosses US 395 just south of Wandermere Lake, extending north to the Little Spokane River.

The Havana Street Alternative uses basically the same I-90 freeway interchange, but veers northeast, starting approximately at Playfair Race Track, continuing to Havana Street, then crossing the Spokane River and paralleling Havana Street to Minnehaha Park. There it veers slightly north-northwest, extending through the park and the eastern portion of Esmeralda Golf Course, and continues north between Florida and Havana streets past Francis Avenue. There, the south option begins a northwest veer paralleling a BPA transmission line, south of the Market/Greene Street south option, joining that option about halfway between the Kaiser Aluminum Mead plant and the R. A. Hanson Company plant and continues on that same route. The north option splits from Lincoln Road running north-northwest and joins the Market/Greene Street north option approximately where the Market/Greene Street north and south options split, and continues along the Market/Greene Street south option.

Description of the Historic Properties

These are the historic properties within the project's area of potential effects:

Market/Green Street Alternative:

Libby Middle School is eligible under criterion A for its association and contribution to Spokane's public education system. The school was built in 1928 and is the oldest Spokane Junior high school still in operation. It consists of several one- and two-story brick wings, with additions and alterations made in 1960 and 1971.

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Havana Street Alternative:

The house at East 4408 Frederick Avenue is eligible under criterion C for its method of construction of mortared, rough-cut granite. This two-story house is representative of an earlier, mostly agricultural setting. It was built ca. 1897 of rough-cut granite stone with Queen Anne-like irregular roof lines radiating brick voussoir window and door crowns and battered columns atop stone piers on the front porch.

Minnehaha Park is eligible under criterion A for its association with park development in Spokane. The land for the park was purchased in 1882 by locally prominent attorney and investor Edgar J. Webster. About ten years later, with the extension of a railway line to the park, Webster built an entertainment resort. Besides the historic buildings described below, the park contains the western remnant of an unmortared, uncut stone wall which formerly enclosed much of the park and the stone foundation of an old tennis court.

The stone building within Minnehaha Park is eligible under criterion C for its method of construction; it is also a contributing element in Minnehaha Park's National Register eligibility. This is a stately two-story building of rough-cut granite and mortar construction which stands along the maintenance road that crosses through Minnehaha Park. It was built ca. 1890s, and it is unclear what its original purpose was, although probably associated with the park-resort at one time.

Playter Motion Picture Studio Laboratory is eligible under criterion A for its role in the silent-movie production industry in Washington and under criterion B for its association with early movie actress, Nell Shipman. This building stands immediately east of Minnehaha Park and is a two-story building built in 1918 as part of a larger complex of structures used to produce silent films. The original stone foundation and building core remain intact. Corrugated metal siding has been applied over the original cladding and the hip roof reconstructed, eliminating the original central cupola and eyebrow windows.

Mount St. Michael's Scholasticate is eligible under criterion A for its association with a nineteenth-century religious order and mission in the Spokane area and under criterion C for the eclectic mix of architectural styles used in its construction. The Scholasticate was built by Jesuit educators for use as a seminary near the location of St. Michael's Mission founded in 1866. The Scholasticate was designed and built by prominent Spokane architect Julius Zittel, and the seminary opened its doors in 1916. The original building is five stories high at the central wing, four stories elsewhere, and constructed of red brick in a mix of styles including Gothic, Classic, and Renaissance Revival. In 1929, a west wing was added to house a dormitory and library. Nearby structures include four wood frame utility buildings, the steam plant and chimney, and various shrines and grottoes.

BPA Grand Coulee to Spokane transmission lines Nos. 3 and 4 are eligible under criterion A as examples of early and continuing elements to the electricity-distribution system in Washington. The lines consist of two transmission cables strung parallel on opposite sides of the same towers. The lines cross the south option at the northwest corner of the proposed interchange on State Route 2 north of Hawthorne Road.

Description of Efforts of Identify Historic Properties

Professional archaeologists and historians performed two phases of routine field surveys and background historical, archaeological, and ethnographic research to locate, identify, and evaluate historic properties. In the first phase, the above properties were identified and determined eligible for inclusion in the National Register. In the area where the second phase of survey was conducted, no other historic properties were found to be eligible for the National Register.

Documentation for Finding of No Adverse Effect (continued)

Criteria of Adverse Effect Found Inapplicable

For the following historic properties, the proposed undertaking will not alter characteristics which make them eligible for inclusion in the National Register as described below.

Minnehaha Park: The proposed project's noise and visual impacts will be reduced through the shadowing effect of the elevated roadway and through the re-establishment of landscaping. Thus, the proposed project will not adversely affect the National Register-eligibility of the Park nor the continued use of this property as a public park.

The stone building within Minnehaha Park: Noise and visual impacts, similar to those described for the Park, will be reduced in like manner, with the addition of a noise wall on this side of the Park. There will be no alteration or destruction of the building, and access to it will remain. Thus, the proposed project will not adversely affect the characteristics of this building that qualify it for inclusion in the National Register.

The Playter Motion Picture Studio Laboratory: There will be no alteration or destruction of the Studio, and access to it will not be changed. Noise and visual impacts, similar to those described for Minnehaha Park, will be reduced in like manner (shadowing effect and landscaping). Thus, the proposed project will not adversely affect the characteristics of this building that qualify it for inclusion in the National Register.

It has been determined that the proposed undertaking will not affect the National Register-qualifying characteristics of Libby Middle School, the house at East 4408 Frederick Avenue, Mount St. Michael's Scholasticate, or the BPA Grand Coulee to Spokane transmission lines Nos. 3 and 4. (See Exhibit 2: letter of February 9, 1995)

Views of the State Historic Preservation Officer

See Exhibit 2: correspondence and "Determination of Eligibility" form signed by the SHPO.

Documentation for Finding of No Adverse Effect (continued)

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DEPARTMENT OF TRANSPORTATION
DEC 11 1995
SPOKANE, WA 99207

7 December 1995

Harold White
Department of Transportation
2714 N. Mayfair St.
Spokane, WA 99207-2090

Dear Mr. White:

As you know, Archaeological and Historical Services, Eastern Washington University, conducted the cultural resources studies (Short Reports DOT94-21 and DOT95-05) of the proposed North Spokane Freeway Project. At the request of Pat O'Connor of your staff, I telephoned Steve Parker, owner of the house at E. 3201 Grace, Spokane. Mr. Parker and his wife, Cecilia, had previously expressed their concerns to WSDOT regarding the potentially adverse effects to their home should WSDOT decide to construct the proposed Market-Greene Street Alternative. In so many words, the Parkers have questioned why our studies failed to identify their house as a significant historic property. In our reports, for purposes of providing WSDOT information pursuant to compliance with federal cultural resource laws and regulations, we addressed cultural resources potentially eligible for inclusion in the National Register of Historic Places.

Mr. Parker informed me that his house, a two-story frame structure, was built in 1893 by Charles Wilbur, a contractor who built other homes in Spokane and elsewhere in the Pacific Northwest. The house at E. 3201 Grace was apparently the first built in that neighborhood. For that reason, and because the structure has received extensive rehabilitation in the past few years, the Parkers assume it to be historically and/or architecturally significant and worthy of preservation.

Mr. Parker confirmed to me that vinyl siding, new windows, and other modern materials had been installed in and on the house in the last eleven years. Also a concrete block room had been added, on which Mr. Parker added siding and a gable roof matching that on the house. I told him that, normally, covering original wood clapboard with vinyl siding, and installing modern additions, diminishes the integrity of historic structures to the point of rendering them ineligible for inclusion in the National Register.

Please call if we can be of further assistance.

Sincerely,



Craig Holstine
Program Director

cc: Jim Prudente

Archaeological and Historical Services
Main Office: Monroe 313, Mail Stop 168, Cheney, WA 99004-2496 (509) 359-2239
Bellevue Office: 14400 Bel-Red Road, Suite 101, Bellevue, WA 98007 (206) 746-6097
Vancouver Office: 400 East Evergreen Blvd., Suite 224, Vancouver, WA 98660 (206) 696-6121

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HAROLD WHITE, P.E.

EWU Archaeological and Historical Services

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14 November 1996

Sandie Turner
Environmental Affairs Office
WSDOT
P.O. Box 47331
Olympia, WA 98504-7331

Post-it™ Fax Note	7671	Date	11/22/96	of pages	3
To	Jim Pruden	From	Harold White		
Co./Dept.	WSDOT	Co.	AHS, EWU		
Phone #	324-6131	Phone #	359-2239		
Fax #	324-6005	Fax #	359-6051		

RE: Parker House, E. 3201 Grace, Spokane; AHS Letter Report 96-11

Dear Sandie:

At your request, I revisited the Parker House at E. 3201 Grace in Spokane (legal location: SE NW NW Sec. 10, T25N, R43E; UTM: E472795, N5280960). Although we did not inventory the property as part of our survey for the North Spokane Freeway project, we did review its external integrity from the sidewalk. Subsequently, at the request of Harold White, WSDOT Eastern Regional Office, I contacted Steve Parker, the owner. My letter to Mr. White, dated 7 December 1995, summarized what I considered to be the reasons for the house not appearing to be National Register of Historic Places eligible. Below is additional information I gathered in a trip to the property this week.

The two-story frame house at E. 3201 Grace is an impressive looking Queen Anne style structure. According to the information Mr. Parker provided me last December, Charles Wilbur built the house in 1893 on the terrace edge capturing the sweeping view of the Spokane River some distance below to the north. It was reportedly the first house built in this neighborhood. Given the building's size, commanding location, and the reported occupation of its first owner (a professional builder), presumably the house was stylish for its day, with clapboard siding, wooden porch, and probably gingerbread ornamentation.

Archaeological and Historical Services

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EWU Archaeological and Historical Services

Sandie Turner
14 November 1996
Page 2

Perhaps the house's most eye-catching and character-defining features are its original, high corbeled brick chimney; a hip roofed dormer over an open porch with arching side walls on the upper level of the east elevation; and the steep gable roof. Although covered in modern composition shingles, the roof helps define the house as a nineteenth century Queen Anne structure built to showcase the elevated status of its owner.

Today modern vinyl siding covers the entire exterior, but for scallop shingles under the front gable. The front porch is concrete, with concrete steps. Original boxed, battered porch posts support the upper story over the porch. A vinyl ceiling is above the porch; vinyl has also been used in window and door crowns, complete with dentils fabricated to look like wood detailing common in houses of this vintage. Similar vinyl surrounds and crowns are in place on the upper level windows. Vinyl has also been used in corner boards or coins, and in dentilled belt courses and boxed eaves. Detracting further from the historic appearance of the house's primary (south-facing) facade is a modern wood panel front door.

Contrary to my impression given in the earlier letter to Mr. White, most windows in house appear to be wood sash, with wood muntins painted white. Although the wood windows are not new, the pane size and arrangement does not appear to date to the 1890s, but that is a possibility. On the west elevation, at least one upper level window, an hexagonal light in the gabled dormer, is modern, with muntins in a waffle-like, non-historic pattern. A modern window faces the rear of the house in the back of the addition attached to the rear of the house.

Despite the compatible appearance of the rear addition, added by the Parkers in recent years, it constitutes a major compromise of the structure's historic integrity. The extension, also sided in matching vinyl, measures about 15 x 18 feet. It is reportedly of concrete block construction. Its steep gable meets the original rear (north) elevation slightly west of the house's roof ridge. The north-facing gable on the addition is open, and its floor extends beyond the wall. Metal poles and a cross beam support the extended floor and the hot tub sitting inside the open-ended attic space. Although the introduced elevation faces to the rear of the older structure, the overall appearance is one inconsistent with historic properties of National Register quality.

Modern French doors open off the northeast corner of the house onto a modern plywood deck surrounded by wooden built-in benches. The deck is large, at least 15 feet on each dimension, and is not reflective of historic-era porches on Queen Anne houses.

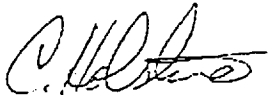
In summary, recent modifications have overwhelmed the historic character of the house. Extensive use of vinyl in siding and detailing, the open-gabled addition on the rear, the plywood rear deck, and concrete front porch and modern front door create a decidedly non-historic appearance on this historic building's exterior facade. Although the original design is apparent, evidence of original materials and craftsmanship are lacking. Thus the Parker House constitutes a well maintained historic-era house retaining some, but not enough, of its historic appearance and materials to meet National Register of Historic Places eligibility criteria.

EWU Archaeological and Historical Services (continued)

Sandie Turner
14 November 1996
Page 3

I hope this helps in determining the official status of the property. Attached is a rough footprint of the house, with approximate dimensions, and a copy of the relevant USGS map (Spokane NE Quadrangle, 7.5 minute) showing the house. Please call if you have questions.

Sincerely,



Craig Holstine
Program Director

enc.

cc: Jim Prudente, WSDOT
Teresa Brum, Spokane Historic Preservation Officer

EWU Archaeological and Historical Services (continued)



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NOV 26 1996

ENVIRONMENTAL AFFAIRS

STATE OF WASHINGTON

DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

111 21st Avenue S.W. • P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 753-4011

November 20, 1996

Sandie Turner
Environmental Affairs Office
WSDOT
Post Office Box 47331
Olympia, Washington 98504-7331

RE: Parker House, East 3201 Grace, Spokane

Dear Ms. Turner:

Additional information regarding modifications to the property at East 3201 Grace Street indicates that the home's integrity has been compromised to such a degree that it is no longer eligible for listing in the National Register of Historic Places. Most significant is the application of vinyl siding to the exterior, which has either obscured original features or introduced non-historic stylistic details to window and door surrounds.

Because of the marginal eligibility of this property and the potential for encountering others like it in future surveys, we are offering the following clarifications regarding the evaluation of residential properties. It should be cautioned that residing alone does not render properties ineligible. If, as in this case, residing has resulted in the removal of significant features or details, or has introduced elements which are not original to a property's design, integrity is seriously compromised. For future reference, it should also be noted that additions to the rear of a property do not necessarily compromise historic integrity, especially when the additions (as in this case) are not visually intrusive from the front or side elevations and the property's street presentation is mostly intact. Finally, a replacement door normally has a relatively minor impact on the integrity of a property, unless its installation has resulted in the enlargement or alteration of the original door opening. Overall, window and door replacement will not necessarily disqualify a property from eligibility, so long as the original openings and dimensions are intact and the property retains much of its character-defining features.

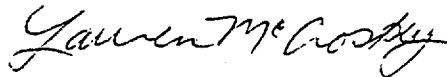
Because of the difficulties that arise when evaluating properties with marginal integrity we would encourage consultants to inventory those properties that retain an overall historic appearance and possess integrity of form, setting, location, association and overall design.

Department of Community, Trade and Economic Development

Ms. Turner
Page Two
November 20, 1996

Should you have any questions about this determination or about the issues raised, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Lauren McCroskey".

Lauren McCroskey
Architectural Historian

Department of Community, Trade and Economic Development (continued)